153.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,300 / 785,300
					USE VALUE:	785,300 / 785,300
					ASSESSED:	785,300 / 785,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC COY KEVIN J & KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	74 BELLINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Aluminum Exterior and 1582 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5865.000	291,900	16,600	476,800	785,300
Total Card	0.135	291,900	16,600	476,800	785,300
Total Parcel	0.135	291,900	16,600	476,800	785,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.40 /Parcel: 496.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101491

GIS Ref

GIS Ref

Insp Date 06/08/20

!11990!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	291,900	16600	5,865.	476,800	785,300		Year end	12/23/2021
2021	101	FV	282,400	16600	5,865.	476,800	775,800		Year End Roll	12/10/2020
2020	101	FV	276,900	16600	5,865.	476,800	770,300	770,300	Year End Roll	12/18/2019
2019	101	FV	234,100	17200	5,865.	447,000	698,300	698,300	Year End Roll	1/3/2019
2018	101	FV	234,100	17200	5,865.	369,500	620,800	620,800	Year End Roll	12/20/2017
2017	101	FV	234,100	17200	5,865.	339,700	591,000	591,000	Year End Roll	1/3/2017
2016	101	FV	234,100	17200	5,865.	309,900	561,200	561,200	Year End	1/4/2016
2015	101	FV	220,300	17700	5,865.	303,900	541,900	541,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:36:28

LAST REV

Date	Time
06/08/20	09:31:31
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11990

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1040-124		2/1/1988		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	101491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	1749	Redo Bat	40,000	C				
5/2/1996	158		1,000					A/G POOL

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	Measured	DGM	D Mann
6/8/2020	Permit Visit	DGM	D Mann
4/28/2018	MEAS&NOTICE	BS	Barbara S
1/8/2009	Measured	372	PATRIOT
1/17/2000	Inspected	277	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5865		Sq. Ft.	Site		0	80.	1.02	9									476,759						476,800	

Total AC/HA:	0.13464	Total SF/SM:	5865	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	476,759	Spl Credit		Total:	476,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31371689
Const Adj.:	0.98010004
Adj $ / SQ:	141.633
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396537
Depreciation:	104686
Depreciated Total:	291851

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

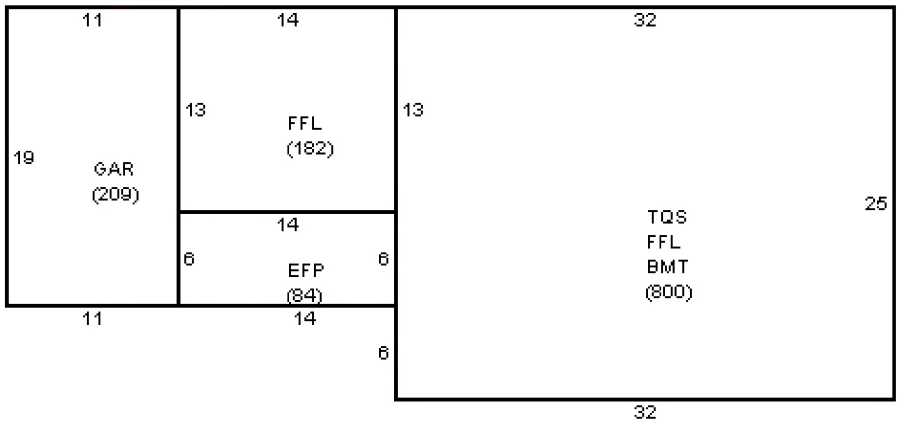
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.80
Special Features:	0	Val/Su Net:	109.12
Final Total:	291900	Val/Su SzAd	184.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	982	141.630	139,084
BMT	Basement	800	42.490	33,992
TQS	3/4 Story	600	141.630	84,980
GAR	Garage	209	26.430	5,523
EFP	Enclos Porch	84	58.450	4,910
	Net Sketched Area:	2,675	Total:	268,489
Size Ad	1582	Gross Area	2875	FinArea 1582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X24	A	AV	1995	8.60	T	19.2	101			2,700			2,700
8	Pool A-O	D	Y	1	15X30	A	AV	1995	38.19	T	19.2	101			13,900			13,900

More:	N	Total Yard Items:	16,600	Total Special Featues:		Total:	16,600

IMAGE

AssessPro Patriot Properties, Inc